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City Manager
City of Belle Isle
1600 Nela Ave.
Belle Isle, Fla. 32809

December 1, 2023/ Via Hand Delivery

Re: follow up on 1711 Hoffner Ave. lot split request

City Manager-

This letter is in follow up to our prior emails and correspondences. We have attached hereto a final survey that now incorporates the legal description for the two lots which will serve to supplement and finalize our pending application for this lot split originally sent to you all on October 12, 2023. Our review of the relevant code sections indicates that this proposal is in full compliance with the City of Belle LDC in the R1-AA zoning district as follows:

- 1) Each of the proposed lots meet the minimum lot width requirement per the specifications of section 50-32 of the Belle Isle code. We have specifically asked the surveyor to measure these lot width distances from the 30 foot front yard setback as required by section 50-32 of the code. New parcel A/ front lot has a lot width of 98.6 feet and new parcel B/ back lot has a lot width of 116.94 feet. These both exceed the 85 foot lot width requirement for R1-AA.
- 2) Each of the lots also has at least 15 feet on street as required by code. Parcel A is approximately .8 of an acre, while parcel B is 1.13 acres, both of which exceed the requirement under R-1AA standards of the Belle Isle City code of 10,000 square feet.

As you are aware Ms. Quevedo would not have purchased her property but for the written assurances of the former City manager that she would be able to build her new home on this property (see attached letters). Ms. Quevedo has both a legal and equitable right to receive this lot split approval. Her plans are to build on the back portion of the property, in the new parcel B/back lot which, upon approval of the lot split request, will be a completely conforming lot, with no variances required for the house construction. In the unlikely event that staff does not recommend approval of this lot split request, we look forward to addressing this issue with the Mayor and City Council at the earliest possible City Council meeting.

Thank you -


Alison Yurko

Alison Yurko PA

CC: Raquel Lozano
Mayor & City Council



**CITY OF BELLE ISLE,
FLORIDA**

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

April 21, 2022

Marvel Quevedo
1711 Hoffner Ave.
Belle Isle, FL 32809

RE: 1711 Hoffner Avenue

Dear Ms. Quevedo:

Thank you for reaching out to me. According to the Orange County Property Appraiser your property is zoned R-1-AA. It is consistent with the zoning of other properties adjacent to you. The property contains a commercial building which for many years was used as a professional office by the prior owner.

After reviewing your situation, the City decided that as long as the office continues as a professional office use then it can remain. A wide range of commercial uses are permitted in the commercial land use; however, the zoning category C-1 specifies uses that are consistent with the characteristics of the land and surrounding area. The City believes that the office is consistent; however, the office footprint cannot be expanded. The commercial building and its business shall only be utilized by the person(s) residing in the single family residence on the subject property.

A new single family home may also be added, and the house currently on the property used by the property owner while the new house is being constructed. At the time of completion, the current house will become non-conforming and may not be expanded.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Francis", with a long, sweeping underline that extends to the right.

Bob Francis, ICMA-CM
City Manager



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February 4, 2019

W. Wayne Matthews, O.D.
1711 Hoffner Ave.
Belle Isle, FL 32809

RE: 1711 Hoffner Avenue

Dear Matthews:

Thank you for taking the time with me and showing me your property at 1711 Hoffner Avenue. It is truly an impressive piece of land. After reviewing your situation, the City decided that as long as the office continues as a professional office use then it can remain. A wide range of commercial uses are permitted in the commercial land use; however, the zoning category C-1 specifies uses that are consistent with the characteristics of the land and surrounding area. The City believes that the office is consistent; however, the office may be remodeled but the footprint cannot be expanded. The commercial building and its business shall only be utilized by the person(s) residing in the single family residence on the subject property.

A new single family home may also be added, and the house currently on the property used by the property owner while the new house is being constructed. At the time of completion, the current house will become non-conforming and may not be expanded.

Sincerely,

Bob Francis, ICMA-CM
City Manager